

HUNTERS®

HERE TO GET *you* THERE



Swinnow Close

Bramley, LS13 4NF

£120,000



Council Tax: B



48 Swinnow Close

Bramley, LS13 4NF

£120,000



- Immaculate ground floor apartment set in peaceful cul-de-sac
- Ideal for first-time buyers, couples, or downsizers
- Bright open-plan living and dining area with French doors
- Contemporary kitchen with integrated oven and modern finishes
- Spacious main double bedroom with leafy outlook
- Second versatile bedroom – perfect single, study or dressing room
- Modern bathroom with over-bath shower and heated towel rail
- Allocated parking plus additional visitor spaces
- Close to shops, schools, and transport links for Leeds
- Council tax band 'B'

Welcome to a delightful, immaculately presented GROUND FLOOR APARTMENT offering a FANTASTIC opportunity for first-time buyers, couples, and downsizers alike. Nestled in a quiet cul-de-sac with well-kept communal gardens, this accessible apartment is READY to move into with no further expense required.

Step inside to discover a bright OPEN-PLAN living and dining area, enjoying an abundance of natural light, plush carpets, and its own access via FRENCH DOORS—perfect for relaxing or entertaining family and friends. The integrated electric fire adds a homely touch, while the layout is thoughtfully designed for both comfort and practicality. The CONTEMPORARY KITCHEN flows seamlessly into the dining area, featuring stylish handle-less units, a modern tiled splashback, integrated oven, and ample space for all your white goods.

There are TWO BEDROOMS: the spacious double main bedroom enjoys a lovely leafy outlook, providing a peaceful retreat by day or night. The second VERSATILE bedroom is ideal as a single room, home office, or dressing room to suit your needs. Enjoy your morning routine in the fresh, MODERN BATHROOM, complete with heated towel rail, bath with over-bath shower, WC, sink, and extractor fan – all finished in a tasteful, contemporary style.

Further highlights include an intercom entry system, two handy internal storage cupboards in the entrance hall, plus ALLOCATED PARKING and visitor spaces. The property falls within Council Tax Band B and is conveniently located close to EXCELLENT transport links and local amenities. Book your viewing today – this is one not to be missed!

LOCATION - Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

KITCHEN
7'9" x 6'9" (2.37m x 2.07m)

LIVING ROOM
17'7" x 13'8" (5.37m x 4.18m)

BEDROOM
10'11" x 9'10" (3.35m x 3.00m)

BEDROOM
9'10" x 6'1" (3.00m x 1.87m)

BATHROOM
7'9" x 5'6" (2.37m x 1.68m)



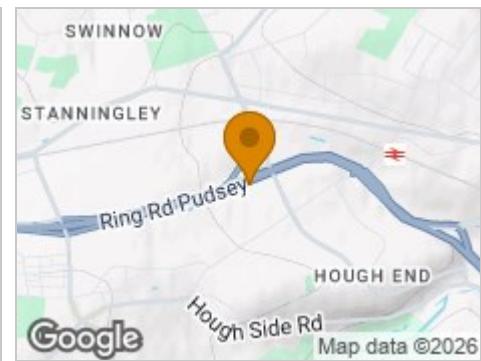
Road Map



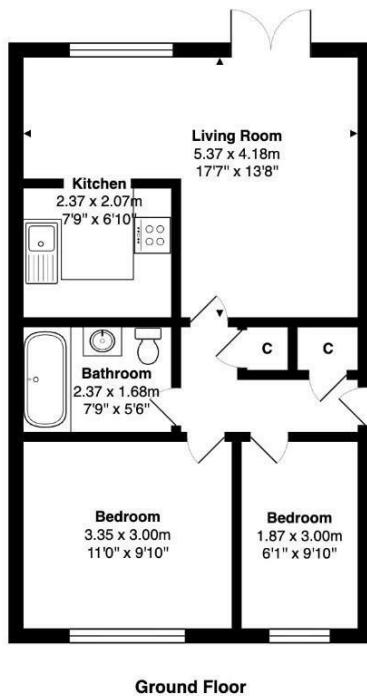
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

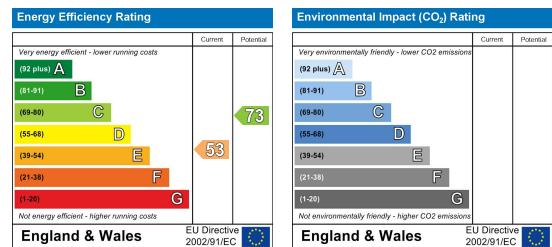
Total Area: 49.3 m² ... 530 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.